



# MEETING POSTING

## TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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NANTUCKET TOWN CLERK  
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<b>Committee/Board/s</b>	Historic District Commission (HDC) – OLD BUSINESS
<b>Day, Date, and Time</b>	Tuesday, March 1, 2016 – <b>4:00 PM NOTE EARLIER TIME</b>
<b>Location / Address</b>	Second-Floor Training Room, 4 Fairgrounds Rd., Nantucket, MA
<b>Signature of Chair/Authorized Person</b>	Linda Williams, Chairman
<b>Please note:</b>	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

## HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road  
Nantucket, Massachusetts 02554

[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Linda Williams (Chair), Diane Coombs (Vice-Chair), Ray Pohl, John McLaughlin, Kristine Glazer  
**Associate Commissioners:** Abby Camp, Val Oliver, Matthew Kuhnert **Staff:** John Hedden, Mark Voigt

## AGENDA

*Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.*

**Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.**

### I. PUBLIC COMMENT

### II. CONSENT

1. Elliot, Dan	14 Masaquet Avenue	Dormer/stoop	80-257	Rowland & Assoc.
2. Wofford, John	20 Madequecham Valley Rd	Extend deck	89-16	Rowland & Assoc.
3. MHD Partners	4 Goose Cove	Raise house 6"/fen. Chgs/color	59.4-30	Rowland & Assoc.
4. 34 Pochick Ave LLC	34 Pochick Avenue	Guest house/cabana	80-284	Val Oliver
5. Siebold, Sally	194 Cliff Road	Rev:64704 remove window	40-23.3	Val Oliver
6. Platt, Gerry	30 Appleton Road	Replace fen/doors	66-36	Val Oliver
7. Boardman, Bill	150 Main Street	New shed	41-516	Rowland & Assoc.
8. Savetsky, Eric	8 Hickory Meadow Lane	Rev:63245 fenest chg shed	41-902	Self
9. McDermott, John	11 Lily Street	Move cottage on site	42.3.4-50	Rhoda Weinman
10. Kimball Avenue LLC	11 Kimball Avenue	New shed	30-31.1	Botticelli & Pohl
11. Callahan, Steve	10 Kelley Road	Move/demo 1969 house	54-31	Self
12. Clarfeld Financial	3 Lincoln Avenue	Rev:65225 chnge roof shed	30-140	Botticelli & Pohl
13. Sunset Realty Trust	201 Eel Point Road	Rev:64066 move porch stairs	38-32	Botticelli & Pohl
14. Sabelhaus, Melanie	2 Quaise Pasture Road	Fenestration guest house chg	26-20.6	Botticelli & Pohl
15. Segall, Gregory	25 Starbuck Road	Rev:65185 add shower/fen chg	60-121	Botticelli & Pohl
16. Denaut, James	16 Lincoln Avenue	As-built deck	30-181	Botticelli & Pohl
17. Wellen, Pamela	12 Swayze Drive	Change roof to dual black	66-160	NAG
18. Perry, Bruce	16 South Shore Road	Addition/basement	80-67	NAG
19. Peacock, Michael	46 W. Miacomet Road	Window wells/chg colors	86-6	BPC
20. Callahan, Peter	45 Fair Street	Door change 4 french to 3	42.3.2-156	Mark Hart
21. Mooney, Robert	175 Orange Street	Replace front door/color	55-180.5	Erika Mooney
22. Baybutt, Mary Louise	33 Dartmouth Street	Roof chnge black to grey arch	76.4.2-378	Self
23. O'Callaghan, Brian	29 Brewster Road	Move off garage/apartment	54-293	Topham Design
24. Sanford, Chloe	6 Micheme	Move on gar/apt fm 29 Brewster	67-162.2	Topham Design

III. CONSENT WITH		CONDITIONS			
1.	Theodorakos, Valos *Due to lack of visibility	79 Pocomo Road	Hardscape-pool/fence	15-5	Mark Lombardi
2.	34 Pochick Ave LLC *Due to lack of visibility;	34 Pochick Avenue	Hardscape-pool/fence	80-284	Val Oliver
3.	Hoff, Frederick *No grade change beyond	99 Cliff Road	4-10 feel of Belgian block; Rev:65118 porch/add/fenest/wells	identify 30-627	vegetation at pool Botticelli & Pohl
4.	True, Linda *Due to lack of visibility	56 Fairgrounds Road	ground porch on left of south Window/door changes	with posts, 67-300	not pent roof Self
5.	Gracie Island LLC *Move window up to be	62 Hulbert Avenue	Rev:64125 move window or remove entirely	29-57/164	Botticelli & Pohl
6.	Sachems Path *For one year until	95 Surfside Road	Temp security fence	67-513	Rowland & Assoc.
7.	Sachems Path *Per site plan on location	95 Surfside Rd (27/28/29/1/3)	Hardscape-drives/walks	67-513	Rowland & Assoc.
8.	G&G Development *Sign application	2 Old Mill Court	buffer between driveways up Add window wells	to the 55-920	sidewalks French 2D
9.	Fredericks, Dave *Side lights front door to	7 Newtown Road (rear portion) be 3 vertical lights w/panel	Cottage	55-212	Jason Perkins
IV. SIGNS					
1.	NIR	21 Main Street	Sign	42.3.1-214.4	Cam Grammill
2.	Qureshi, Abrar	4 Bartlett Road	Sign	67-14	S. Maguire/NCH
3.	Nant. Cottage Hospital	9 Amelia Drive	Wall sign	42.3.1-197	Jason Graziadei
4.	Rohrer, Meagan	144 Old South Road	Wall sign	67-433	Self
5.	Richmond Great Point	20 Dave Kim Road	Sign	68-156	Patty Roggeveen
V. OLD BUSINESS					
1.	Kelly, George	8 Lily Street	Demo garage	73.3.1-110	Emeritus
2.	Kelly, George	8 Lily Street	New dwelling	73.3.1-110	Emeritus
3.	Shepherd, John	10 Weymouth Street	Move garage off to 11 Wigwam	55.4.1-85	Susan Shepherd
4.	Shepherd, Susan	11 Wigwam Road	Move garag on fm 10 Weymouth	77-56	Self
5.	Nantucket Island Resorts	27 Broad Street	Hardscape, patio, fence, stps	42.4.2-78	Ben Champoux
6.	Wesquo Properties LLC	57 Washington Street Lot B	Rev:64969 GH perg/roof/ dck	42.2.3-37	Botticelli & Pohl
7.	Wesquo Properties LLC	57 Washington Street Lot B	Hardscape – fencing/gates	42.2.3-37	Jardins Interntl
8.	Wesquo Properties LLC	57 Washington Street Lot A	Rev:64963 GH perg/deck	42.2.3-37	Botticelli & Pohl
9.	Wesquo Properties LLC	57 Washington Street Lot A	Hardscape – fencing/gates	42.2.3-37	Jardins Interntl
10.	Osgood, Ward	43 Tennessee Avenue	Add, reno, fenestration	59.4-310	Rowland & Assoc.
11.	Sachems Path	95 Surfside Road	A/C units	67-513	Rowland & Assoc.
12.	At Last LLC	7 Judith Chase Lane	Garage	42.3.2-62	NAG
13.	At Last LLC	7 Judith Chase Lane	Cottage	42.3.2-62	NAG
14.	Lynn, Boyajian	27 Pine Street	Roof walk	55.4.1-4	NAG
15.	Reiland, William	5 Pond View Drive	New dwelling	81-19	Workshop/APD
16.	Reiland, William	5 Pond View Drive	New garage	81-19	Workshop/APD
VI. NEW BUSINESS					
1.	Sachems Path	95 Surfside Road	Hardscape-temp fencing	67-513	Rowland & Assoc.
2.	Sachems Path	95 Surfside Road	Hardscape-driveways/walks	67-513	Rowland & Assoc.
3.	Battisti, Kristina	21E Greglen Avenue	New dwelling	68-142	Concept Design
4.	Hoff, Frederick	99 Cliff Road	Hardscape- pool/fence/walls	30-627	Botticelli & Pohl
5.	Hoff, Frederick	99 Cliff Road	Pool cabana	30-627	Botticelli & Pohl
6.	14 Tennessee LLC	14 Tennessee Avenue	Chimney alterations	60.1.2-6	Val Oliver
7.	Fanning, Anthony	81 Tom Nevers Road	Rev: change dormer	91-12	Brook Meerbergen
8.	Hart, Donald	2 Gloucester Street	As build deck revisions	71.3.2-351	Self
9.	Fusaro, Tom	17 Old South Road	Awning over patio	67-41.2	Self
VII. VIEWS TO BE		HEARD@ THIS MEETING	TIME PERMITTING		
1.	Rhodes, Gleaves	125 Main Street	Addition/fenestration chg	42.3.3-49	Thornewill Design
2.	Callahan, Steve	10 Kelley Road	New dwelling	54-31	Self
3.	Great State Prop. LLC	92 Washington Street	Garage	42.2.3-22	Scott Hutton
4.	Dalgaard, Hans	65 Surfside Road	New dwelling	67-222	JB Studio
5.	Choma, Christopher	29 Monomoy Road	New dwelling	54-209	Rowland & Assoc.
6.	Raftery, Williams	78 Madaket Road	Guest house/cabana	41-462.6	Val Oliver

7. Raftery, Williams	78 Madaket Road	Hardscape-pool/apron/fence	41-462.6	Val Oliver
8. Loneragan, Dan	23 Union Street	Hardscape-deck/patio/walls	42.3.2-201	Val Oliver
9. Nogueira, Williams	31 Daffodil Lane	Garage/apartment	68-744	Val Oliver
10. Rappaport, Leonard	47 Devon Street	Solar panels	76.4.3-83	Self
11. Nantucket Land Bank	21/23 Tennessee Avenue	Demo/move 1959 dwelling	60.1.2-56/57	Val Oliver
12. Nantucket Land Bank	21/23 Tennessee Avenue	Demo shed #1	60.1.2-56/57	Val Oliver
13. Nantucket Land Bank	21/23 Tennessee Avenue	Demo shed #2	60.1.2-56/57	Val Oliver
14. Nantucket Land Bank	21/23 Tennessee Avenue	Demo shed #3	60.1.2-56/57	Val Oliver
15. Spivy, Greg	36 Main Street	New garage	73.3.1-3	SMRD
16. Spivy, Greg	36 Main Street	New cabana	73.3.1-3	SMRD
17. Spivy, Greg	36 Main Street	Hardscape- pool/fence/patio	73.3.1-3	SMRD
18. Hakes, Tom	27 Shell Street	Hardscape- generator/fence	73.1.3-57	SMRD
19. Knight, Rob	12 East Lincoln Avenue	New dwelling	42.4.1-47	Emeritus
20. Benk, Paul	78 Center Street	Addition/alterations	42.4.3-98	Emeritus
21. Raith, Jonathan	14 Easy Street	Rev:64490 dormer/fenest	42.3.1-13	Emeritus
22. Ferguson, Darrell	134C Main Street	Rev:65101 fenest. changes	41-37.2	Emeritus
23. Kaplan, Bruce	8 Harbor View Way	Raise house/add steps/A/C	42.4.1-28	Permits Plus
24. Pastan, Phil	63 Old South Road	New commercial building	68-157	Patty Roggeveen
25. Pastan, Phil	67 Old South Road	New commercial building	68-157	Patty Roggeveen

#### **VIII. OTHER BUSINESS**

Approve Minutes -	February 9, 2016
Review Minutes	February 16, 2016
Other Business -	Meeting preliminary review meeting for Richmond Development, multiple structures 3/10/2016 Meeting to review 106 Surfside 40B proposal, make recommendation to ZBA prior to 3/17/2016 Organizational meeting for March 29 <sup>th</sup> , thoughts on agenda items/TC coming Minimum maintenance brick structures - National Grid property 10 New Whale Street and 5 Candle St.
Commission Comments	